

GARFIELD RICHARDSON, ET AL,

Grantors,

TO

THOMAS W. MURRAH ET UX,  
FRANCES D. MURRAH,

Grantees.

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, We, the undersigned Grantors, being the sole heirs at law of Martha Jane Richardson and Frances Richardson, do hereby convey, bargain and sell unto Thomas W. Murrah et ux, Frances D. Murrah, as tenants by the entirety with the rights of survivorship and not as tenants in common, the property hereinafter described. Said grantors further state that they have voluntarily and knowingly signed the attached Affidavit of heirship, incorporated herein by reference, specifying how each Grantor derived his title and interest. The property being hereby conveyed is described as follows, to-wit:

Lot No. 2 as shown by Plat and Map, the same being 7.6 acres, and being the middle lot off of the strip off of the East side of the West Half of the Northwest Quarter of said Section Twenty (20), Township Two (2), Range Seven (7) West, being the same property recorded in Book No. 30, Page 15, in the Office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this Deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi and further subject to such easements, encroachments and restrictive covenants as are shown on recorded plat thereof.

AD VALOREM TAXES covering the above described property for the year 1978 are to be assumed by Grantees herein; said property has never been homestead property.

WITNESS OUR SIGNATURES on this the 3rd day of June, 1978.

Garfield Richardson  
GARFIELD RICHARDSON

James Eddie Richardson  
JAMES EDDIE RICHARDSON

Elis Beth Baxley  
ELIZABETH RICHARDSON BAXLEY

Roeshallett Calhoun  
ROESHALETT CALHOUN

Morgan Holloway Jr.  
MORGAN HOLLOWAY, JR.

James Arthur Moore  
JAMES ARTHUR MOORE

Minnie Pearl Hodge  
MINNIE PEARL HODGE

Horace Hill  
HORACE HILL

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STATE OF MISSISSIPPI

COUNTY OF DESOTO

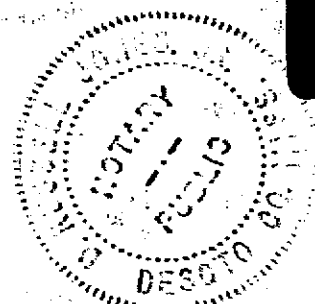
Personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Garfield Richardson, James Eddie Richardson; Elizabeth Richardson Baxley; Roeshalett Calhoun; Morgan Holloway, Jr.; James Arthur Moore; Minnie Pearl Hodge and Horace Hill, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and official seal of office on this 3<sup>rd</sup> day of June, 1978.

D. R. [Signature]  
NOTARY PUBLIC

My Commission Expires:

~~XXXXXXXXXXXXXXXXXXXX~~



STATE OF MISSISSIPPI  
COUNTY OF DESOTO

AFFIDAVIT

PERSONALLY appeared before me, the undersigned authority, in and for the jurisdiction aforesaid, the within named Garfield Richardson, James Edward Richardson, Elizabeth Richardson Baxlay, Roeshallette Calhoun, Morgan Holloway, Jr., James Arthur Moore, Minnie Pearl Hodge, and Horace Hill, husband of the late Elizabeth Moore Hill, who, after being by me duly sworn, state, on their oaths, individually and collectively, the following, to-wit:

(1) That Garfield Richardson and James Edward Richardson are one in the same as the Garfield Richardson and James Edward Richardson which took title to Lot 2 of the partition deed executed and delivered by the heirs of Jones Richardson, Sr., dated December 20, 1941, and recorded in the office of the Chancery Clerk of DeSoto County, Mississippi, in Book 30, at Page 15 of the Warranty Deed records of said County.

(2) That Frances Richardson and Martha Jane Richardson, under the aforesaid partition deed, were their coparceners.

(3) That Garfield Richardson, James Edward Richardson, Frances Richardson and Martha Jane Richardson took subject to a life estate of Laura Jane Richardson who died on date unknown in, 19 52.

(4) That Frances Richardson died intestate on the 24th day of December, 1951, leaving as her sole heirs at law the aforesaid affiants, Garfield Richardson and James Edward Richardson, her sons, Martha Jane Richardson, her daughter, and Elizabeth Moore Hill, her daughter by a marriage previous to her marriage to Garfield Richardson, Sr.; that Frances Richardson was not survived by any other children, children of deceased children, or husband.

(5) That on the 15th day of September, 1960, Martha Jane Richardson died intestate, leaving as her sole surviving heirs at law her daughters, Elizabeth Richardson Baxley and Roeshallette Calhoun, her son Morgan Holloway, Jr., and her husband; that

Martha Jane Richardson was not survived by any other children, children of deceased children, or husband.

(6) That on the 15th day of August, 1971, Willie B. Thornton, husband of Martha Jane Richardson, died intestate leaving as his sole surviving heir at law Roeshallette Calhoun, having no other children, children of deceased children, or wife.

(7) That on the 19th day of July, 1965, Elizabeth Moore Hill died intestate, leaving as her sole surviving heirs at law her son, James Arthur Moore, her daughter, Minnie Pearl Hodge, and her husband, Horace Hill; that Elizabeth Moore Hill was not survived by any other children, children of deceased children, or husband.

(8) That the following are the sole owners of said lot 2: (a) Garfield Richardson, who owns 31.25% of the property, being the 25% he took as representative of Garfield Richardson, Sr., and 6.25% inherited from his mother, Frances Richardson; (b) James Edward Richardson--31.25%, being 25% taken as representative of Garfield Richardson, Sr., and 6.25% inherited from his mother, Frances Richardson; (c) Elizabeth Richardson Baxlay, owning 7.8125% of said property as one of four heirs of Martha Jane Richardson who owned 31.25%, being 25% taken as representative of Garfield Richardson, Sr., and 6.25% inherited from Frances Richardson; (d) Roeshallette Calhoun, owning 7.8125% of the property as an heir of Martha Jane Richardson and 7.8125% as sole heir of Willie B. Thornton, her father, being a total for Roeshallette Calhoun of 15.625%; (e) Morgan Holloway, Jr., owning 7.8125% of the property as an heir of Martha Jane Richardson; (f) James Arthur Moore, owning 2.0833333% of the property as one of three heirs of Elizabeth Moore Hill, who inherited 6.25% of the property from her mother, Frances Richardson; (g) Minnie Pearl Hodge, owning 2.0833333% of the property as an heir of Elizabeth Moore Hill; and (h) Horace Hill, husband of Elizabeth Moore Hill, owning 2.0833334% of the property as an heir of Elizabeth Moore Hill.

(9) We each individually certify that there are no other owners or heirs of this property and that no other person or

organization claims any interest in the aforesaid Lot 2 whatsoever.

(10) We agree, jointly and severally, to indemnify and hold harmless Thomas Murrah and Frances Murrah, their heirs, successors, and assigns, from any loss whatsoever regarding our conveyance of this property to them.

WITNESS OUR SIGNATURES on this the 3rd day of June, 1978.

Garfield Richardson  
GARFIELD RICHARDSON

James Eddie Richardson  
JAMES EDDIE RICHARDSON

Elizabeth B. Baxley  
ELIZABETH RICHARDSON BAXLEY

Roeshalette Calhoun  
ROESHALETTE CALHOUN

Morgan Holloway, Jr.  
MORGAN HOLLOWAY, JR.

James A. Moore  
JAMES ARTHUR MOORE

Minnie Pearl Hodge  
MINNIE PEARL HODGE

Horace Hill  
HORACE HILL

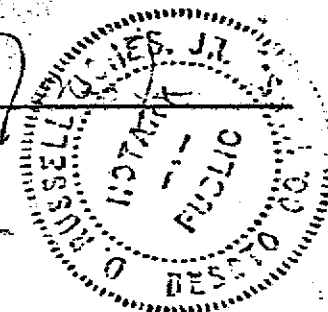
SWORN TO AND SUBSCRIBED before me this the 3rd day of

June, 1978.

D. D. [Signature]  
Notary Public

My Commission Expires:

~~by [Signature] [Signature] [Signature] [Signature]~~



STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 10 o'clock and 30 minutes A.M. 12 day of June, 1978 and that the same has been recorded in Book No. 143 Page 53 Records of Maranty Trust Deeds of said County.

Witness my hand and seal this 6 day of Aug., 1979.  
Page 16-50 PD SEAL J. D. Ferguson CLERK